

a parcel of land situated in the County of Douglas and State of Kansas, described as follows: to-wit:

Lots No Seventy five (75) Seventy Seven (77) and Seventy Nine (79) on Baker Street Baldwin City

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said J. S. Colburn & Mary A. P. Colburn do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all encumbrances.

This grant is intended as a Mortgage to secure the payment of the sum of Two Hundred dollars according to the terms of one certain coupon note this day executed and delivered by the said J. S. Colburn and Mary A. P. Colburn to the said party of the second part: said note due in two years from date with interest at the rate of twelve per cent per annum according to the terms of four coupon notes thereto attached and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part his executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part his executors, administrators or assigns, and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said J. S. Colburn & Mary A. P. Colburn their heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seals

The following is recorded on the original instrument
 Feb 27-90. Truly, these the willful signatures of the not-for which
 this writing was given to secure the same have been put,
 and that Joseph Chaudy in presence of the said party of the second part
 and the said J. S. Colburn & Mary A. P. Colburn
 Recorded February 27th 1890.